

ELIGIBILITY INCOMES TO PARTICIPATE IN THE SECTION 8 PROGRAM

HUD FURNISHED AREA MEDIAN FAMILY INCOME DATA (effective December 1, 2013)				Wichita Falls MSA				
NUMBER OF PERSONS IN FAMILY	1	2	3	4	5	6	7	8
AREA FAMILY MEDIAN ADJUSTED INCOME	\$38,100	\$43,600	\$49,000	\$54,400	\$58,800	\$63,200	\$67,500	\$71,900
MAXIMUM ANNUAL GROSS INCOME ELIGIBILITY LIMIT 50%	\$19,050	\$21,800	\$24,500	\$27,200	\$29,400	\$31,600	\$33,750	\$35,950
TARGET ANNUAL GROSS INCOME- HUD 30%	\$11,450	\$13,050	\$14,700	\$16,300	\$17,650	\$18,950	\$20,250	\$21,550
ESTIMATED MONTHLY INCOME AT 30%	\$954	\$1,088	\$1,225	\$1,358	\$1,471	\$1,579	\$1,688	\$1,796

Wichita Falls, Texas Area HOUSING CHOICE VOUCHER PAYMENT STANDARD (effective April 1, 2013)					
NUMBER OF BEDROOMS	ZERO	ONE	TWO	THREE	FOUR
SUGGESTED GROSS RENT (1) and (5)	\$370	\$541	\$690	\$899	\$1,074
LESS AVERAGE UTILITY ALLOWANCE	\$72	\$85	\$106	\$129	\$153
SUGGESTED CONTRACT RENT (2)(5)	\$298	\$456	\$584	\$770	\$921
MINUS RANGE & REFRIGERATOR (3)	\$288	\$446	\$574	NA	NA
MINUS RANGE & REFRIGERATOR (4)	NA	NA	NA	\$755	\$906
(1) CONTRACT RENT FOR A MODEST UNIT WITH REFRIGERATED AIR CONDITIONING, VENTED HEATING SYSTEM, AND AN ALLOWANCE BASED ON OWNER SUPPLYING ALL UTILITIES. IF OWNER DOES NOT PAY ALL UTILITIES, REDUCE CONTRACT RENT FOR ON EACH TENANT PAID UTILITY. (2) GROSS RENT MINUS THE AVERAGE UTILITY ALLOWANCE IF UTILITIES ARE NOT PAID BY OWNER, ALSO DEDUCT RANGE AND REFRIGERATOR ALLOWANCE IF NOT SUPPLIED BY OWNER (3) INCLUDES ADEQUATELY SIZED OWNER FURNISHED RANGE (\$10) AND REFRIGERATOR (\$10), DEDUCT IF NOT PROVIDED (4) INCLUDES ADEQUATELY SIZED OWNER FURNISHED RANGE (\$10) AND REFRIGERATOR (\$10), DEDUCT IF NOT PROVIDED (5) UNITS WITH GAS SPACE HEATERS (NOT VENTED TO THE EXTERIOR) CAN BE RENTED, BUT AT LESS THAN FULL PAYMENT STANDARD.					

EXAMPLE OF RENT PAYMENTS UNDER THE HOUSING CHOICE VOUCHER PROGRAM

GROSS RENT	\$740	\$733	\$725	\$718	\$710	\$703	\$695	\$690
FIXED SECTION 8 SHARE OF RENT	\$443	\$443	\$443	\$443	\$443	\$443	\$443	\$443
NORMAL TENANT SHARE (30% of Tenant Income)	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
ACTUAL TENANT SHARE OF RENT	\$297	\$290	\$282	\$275	\$267	\$260	\$252	\$247
(*) ADDITIONAL TO BE PAID BY TENANT OVER 40%	\$197	\$190	\$182	\$175	\$167	\$160	\$152	\$ -

GROSS RENT IS BOTH THE CONTRACT RENT(RENT TO OWNER) PLUS AN ALLOWANCE FOR UTILITIES
 THE CURRENT PAYMENT STANDARD IN THIS EXAMPLE IS FOR A 2 BEDROOM UNIT AT \$673 PER MONTH
 THE TENANT IN THIS EXAMPLE IS PAYING 30% OF ADJUSTED MONTHLY FAMILY INCOME OF \$333 WHICH IS \$100
 THE HA's SHARE (HAP) IS THE LOWER OF THE GROSS RENT OR THE PAYMENT STANDARD (\$673) MINUS TENANTS SHARE (\$100) FOR TOTAL OF \$443
 ANY AMOUNT OF RENT ABOVE THE PAYMENT STANDARD MUST BE PAID FOR BY THE TENANT.
 (*) RENTS OVER 40% OF TENANT'S ADJUSTED INCOME (IN THIS CASE \$133) WILL NOT BE APPROVED.